

ATT: William Pupo
FROM: Belkys Rodriguez
RAB President
RE: PHA Plan Comments for 2005.

Notes:

Mr. Pupo,

Attached please find the comments for the PHA Plan. Please call me as soon as you have received it. (305) 271-3433.

Thank you

Belkys Rodriguez

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Section 8 Advisory Board PHA Plan Comments, 2005

Following, please find the comments from the Section 8 Advisory Board for the year 2005:

- 1) The staff at section 8 needs and should be trained every year the area of customer service. Some of the Staff members are unethical, unqualified and act very unprofessional.
- 2) Landlords need to be accountable for their dwellings, as some landlords are not keeping the properties up to the Housing and Urban Development. Therefore, when the landlord request a rent increase, MDHA should deny the increase.
- 3) Implement a section 8 landlord Advisory Board to meet with the section 8 tenants Advisory Board To discuss concerns. Landlord Advisory Board to be implemented 120 days after the Board of Commissioners approves the PHA plan.
- 4) Implement a housing program with the utmost priority (imperative) for grandparents and caregivers Raising children. This recommendation needs to be implemented within one year or sooner, with the Greatest urgency or immediate attention. This recommendation is being addressed for the fourth time.
- 5) Customer service needs to be improved. This recommendation is being addressed again (April 16, 2002). Waiting for staff in section 8 is very long. This request needs to be addressed again as there is No improvement. Many people are elderly, handicapped and ill, therefore need to take medication and As they are forced to wait, their health is put in dire stress. Also, the cleaning crew should and needs To clean more than just at night.
- 6) The Advisory Board that is mandated by US HUD to be implemented should be given office space for The betterment for the disadvantage. Also the Advisory Board to be fully funded pursuant to US HUD Regulations.
- 7) Section 8 homeownership clients should be able to choose homes from the MDHA foreclosure list, for The purpose of affordability.
- 8) The section 8 Advisory Board will like to meet with section 8 Director quarterly.
- 9) Increase the change of dwelling over the 120 days, due to increasing difficulty locating a dwelling. In Order to receive an extension over 120 days clients must show three applications that have been Denied.
- 10) Require air condition as well as heating system in all dwellings due to South Florida hot and humid Climate.
- 11) Implement a loan program for qualified individuals for small business opportunities.
- 12) Implements a program where the low income family who wants to participate in the homeownership Program will have access to repored and foreclosure homes.
- 13) Add the budget and MOU to this year's plan.